

Project:

Proposed New Dwelling

Site:

LOT A, DP 338781

89 Carrington Street,

HORSESHOE BEND

Applicant:

Mr. S. Seery

Date:

April 2024



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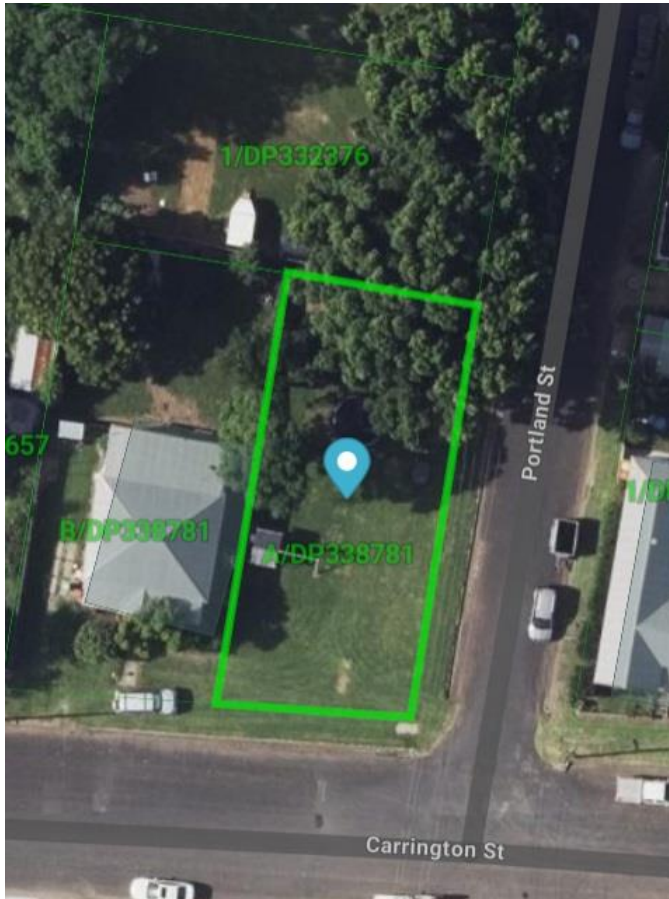
INTRODUCTION

This statement of environmental effects accompanies a development application for the construction consent for a new dwelling. It is intended to elaborate, where necessary, on aspects covered in the drawings as well as to provide additional information where required. The information following is provided to detail the merit of the above development in relation to the objective performance criteria and provisions set out in the Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.8 Residential Design. Relevant state environmental planning policies and the local environmental plan 2011. It also provides an assessment of the likely environmental impacts in accordance with section 4.15C of the Environmental Planning and Assessment Act 1979.

The proposed dwelling will be two storey in nature with a non-habitable lower floor dedicated to an entry foyer, parking, amenities and storage spaces. The dwelling will be designed to complement the primarily residential nature of the surrounding area. The dwelling has been designed to fit within the site coverage and POS calculations and will provide further consolidation of the residential neighbourhood within the CBD.

SUBJECT SITE AND LAND

The site is identified as Lot A DP 338781, 89 Carrington Street Horseshoe Bend



The site is on the North West corner of Carrington and Portland Street and the site is currently vacant.

The adjoining neighboring properties are primarily residential with further vacant blocks to the North.

There are no known potential contaminations on the site from previous uses.

Location

The site is located in the residential suburb of Horseshoe Bend and features a remnant undeveloped lot. The access to the site is proposed off Portland Street on the corner of which the proposed development site sits

The land is centrally located adjoining Maitland's CBD with a multitude of services including schools, churches and cafes as well as a full range of retail, business and medical services.



Vegetation and Fauna

The site contains one tree which given the proximity to the proposed dwelling and the adjoining neighbour is proposed to be removed. Additional plantings could be considered as a condition of approval however the site benefits from large trees to the north on the immediate adjoining lot.

Drainage

The land slopes very slightly from north to south. Roof water from the proposed dwelling will be collected in a rainwater tank for re-use with overflow directed to the existing kerbside drainage.

Access and Utility Services

The dwelling will be accessed via Portland Street with a double width driveway crossover. The subject site has access to a range of utility services including electricity and telephone. Water and sewerage services are provided by Hunter Water

Aboriginal and European Heritage

The site is not known to include items of Aboriginal or European heritage.

Mine Subsidence

The subject land not located within a proclaimed mine subsidence district (under section 15 of the Mine Subsidence Compensation Act 1961).

Bushfire Hazard

The proposed development site is not located within a bush fire area.

DESCRIPTION OF PROPOSAL

The applicant seeks to develop the allotment through the construction consent for a new dwelling.

The dwelling is located on flood effected land and the ground floor of the dwelling will sit below the 1:100 year design flood level. Consequently, the ground floor space will be considered non habitable and as such will be used as entry foyers, storage space and laundries. Additionally, parking will be provided to the sub-floor area.

The proposed dwelling will be built of concrete slab on ground construction. Additionally, the construction will be brickwork to the lower levels with some cladding to the upper floor. The roof will consist of a timber framed trussed roof with colorbond custom-orb roof sheeting.

Verandahs will be provided to ensure compliance with Heritage guidelines and the use of more contemporary popouts to the gable ends will provide a nod to a contemporary designed building. The dwelling being on a corner site will have a façade that addresses both frontages to provide a dwelling that will be built in a size and scale that is in keeping with the streetscape and surrounding area.



SECTION 4.15C MATTERS FOR CONSIDERATION

The proposal has been assessed having regard to the relevant matters for consideration under Section 4.15c of the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

SECTION 4.15C(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

Maitland Local Environmental Plan 2012

The Maitland Local Environmental Plan 2012 (MLEP 2012) applies to the subject site.

The site is Zoned R1 and the proposal is permissible with Councils consent.

There are no clauses of the LEP that are particularly relevant in the assessment of the proposal but the proposal is consistent with its aims and objectives.

State Environmental Planning Policy BASIX (SEPP BASIX) – Building Sustainability Index

SECTION 4.15C (1) (a) (ii) – ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There are no draft environmental planning instruments relating to the proposal

SECTION 4.15C(1)(a)(iii) – ANY DEVELOPMENT CONTROL PLAN

Maitland Citywide Development Control Plan (DCP 2012) – Part C– Design Guidelines – C.8 Residential Design

Maitland Citywide Development Control Plan (DCP 2012) – Part C – Design Guidelines – C.4 Heritage Conservation

Maitland Citywide Development Control Plan (DCP 2012) – Part C – Design Guidelines – C.4 Heritage Conservation

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.4 Heritage Conservation applies to the subject site. The aims of this section are to ensure that new development involving heritage items and buildings in a conservation area will respect and enhance the heritage character of the building and their surrounding area.

The Conservation and design guidelines – general requirement for alterations and additions in historic areas applies to the subject site. An assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following page

Design Criteria

Section C4.1
Sympathetic Design

The aims of this section are to ensure that new development respects the architectural character and style of the building and surrounding area, and to maintain the existing character of the street.

The proposed development takes into consideration its location within the Central Maitland Heritage Conservation Area as well as its needs to be the requirements of building on the Lower Hunter River Floodplain. The design requires that sub-floor areas are non-habitable and as such used for entry foyers, storage space and laundries. Additionally, parking will be provided to the sub-floor area.

A dual street frontage has been considered with the dwelling providing faced detailing addressing both streets. Parking is off the secondary street and well recessed from the building line.

The provision of 30 degree pitched rooves and vertically proportioned openings paid homage to Heritage Controls as doe the implementation of verandahs over two levels. Simple feature gable ends further the design integrity.

Section C4.2
Siting, Setbacks and Orientation

The aims of this section are to maintain and enhance the existing character of the street and surrounding area, ensure new works respect established patterns of settlement and to provide appropriate visual setting for heritage conservation areas.

The proposed dwelling addresses Carrington Street as the principal street and as such is setback 4.5m to the nearest point of the dwelling with variable setbacks greater than that. This allows the rear of the site to be north facing and for the appropriately located living areas to enjoy a northerly aspect.

Portland Street is considered the secondary street frontage and as such enjoys a reduced setback of 3.67m to the nearest point of the dwelling with the garage further recessed.

The side setback to the west is 1.8m to keep within a typical building envelope. The rear setback is substantial at over 8m to the nearest point of the deck thus enabling ample usable private space.

Provision

Assessment

Section C4.3 Size and Scale

The aim of this section is to ensure that new alterations and additions respect the character of the building and surrounding area. The proposed addition is of a moderate scale however it does not overwhelm the existing building. The additions are to the rear of the existing dwelling and do not greatly change the identity of the existing dwelling or the streetscape.

The proposed dwelling will be two storey construction as will any new development in the Horseshoe bend area given the obvious flood constraints. Two storey dwelling have become more prevalent over time and will continue as vacant blocks are developed in an effort to raise the population on Central Maitland and provide new housing options close to the Civic centre.

With a footprint of less than 120 sqm exclusive of the rear deck, the house could not be considered large. Steps to the building lines and first floor 'popouts' create visual interest and break up long runs on continual walling. Simple roof forms with feature gables also ameliorate and bulk and scale issues.

Section C4.4 Roof Form and Shape

The aim of this section is to retain characteristic scale and massing of roof forms within conservation areas, careful thought has been put into the design of the additions so that the roof forms relate to the existing dwelling.

The building style of the proposed dwelling is very traditional with the use of hipped and feature gable roof forms and the inclusion of verandahs as per heritage requirements. The roof pitch at 30 degrees sits within Heritage guidelines and is typical for original houses of that Federation and earlier eras. Multiple building line steps and the inclusion of veranda rooves ensure the roof line is not bulky and maintains visual interest.

Section C4.5 Shopfront

This section on shopfronts does not apply to the existing dwelling nor the proposed alterations and additions.

Section C4.6 Accessibility

The buildings are not designed around accessibility.

Section C4.7 Materials and Colours

The aims of this section are to ensure that materials and colours used in new development respect the significance and character of the surrounding area.

The proposed colour scheme does not detract from the traditional colour schemes of the area. Please refer to the supplied colour schedule on sheet S0? of the plans

Section C4.8 Design of new Detail Openings

The aim of this section is to ensure that the character and pattern of new door and window openings in alterations and additions is compatible with the appearance of the original building and the area as a whole.

All new windows have been designed to be vertically proportioned where possible. These windows fit the traditional vertically proportioned windows that are typical of openings in heritage areas. The windows facilitate the usability of the dwelling to provide light where possible and ventilation where required.

Provision

Assessment

Section C4.9

Evidence of Authentic Reconstruction

The aim of this section is to ensure that reconstruction reveals the known significance of the place.

The proposed dwelling will provide a contemporary spin on the traditional heritage building form without replicating definitive heritage treatments.

Section C4.10

Removal of Unsympathetic Alterations and Additions

This section is not applicable to the development

Section C4.12

Landscaping

The aims of this section are to maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape, planting does not compromise important views into or out of conservation areas and maintain the landscape character of the locality.

A landscape plan (S05) has been included in the DA set of drawings. The landscaping is designed to soften driveways and entry points to the new dwelling.

The inclusion of some larger trees are also proposed to suit the scale of the development. The two new large trees are proposed to replace the tree to be removed to make way for construction. One tree will be placed to address Portland Street to soften the views of the new dwelling.

Section C4.13

Fences

The aim of this section is to retain original existing fencing and provide for new fencing that is consistent with established patterns.

All existing fences are to be retained provided they are a minimum of 1800mm when directly associated with private space areas. Consideration will be given to any existing fencing and its appropriateness or need to increase its height to address any privacy concerns.

An 1800mm high timber slat cutoff fence will run from the corner of the garage to the rear boundary and be provided with landscaping to soften the fence line.

Section C4.13

Garages, Carports, and Sheds

The aim of this section is to ensure that garages, carports and sheds do not detract from the character of the area and/or heritage item due to inappropriate location, design and materials.

The development is accessed off Portland Street which is the secondary street frontage. Double garaging is provided with the ability to provide additional visitor parking in front of the garages. The garage doors are further recessive given the overhang of the upper floor which is an ideal outcome. The driveway is proposed to be concrete and use colourisation known as 'Morpeth Mix'

Maitland Citywide Development Control Plan (DCP 2012) – Part C– Design Guidelines – C.8 Residential Design

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.8 Residential Design applies to the subject site, an assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

Design Criteria

Section C.8.2
Site Analysis and
Context

2.A- A detailed site analysis plan has been included with the development application including the elements listed in this section.

The site analysis and site context analysis has been taken into account to produce a design solution which mitigates against potential negative impacts and integrates appropriately with the streetscape by the use of materials used predominately through-out the locality and the building form typical of the area.

The site is a corner site meaning site analysis has been at the forefront of the design process. Facades addressing both streets have been included as has consideration of parking and private space locations.

The two storey design is a response to development within the flood plain and is typical of new development in the area as well as some long established dwellings

Section C.8.3
Development
Incorporating Existing
Dwellings

The objectives of this section are to ensure that, where possible, existing buildings are retained and used for ongoing residential use, to ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible and to ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment.

The site is currently vacant

Section C.8.4
Bulk Earthwork and
Retaining Walls

The objectives of this section are to ensure that development responds sensitively to the topography of the land, to restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development. The intent is also to ensure that the building design is appropriate for site conditions with consideration given to the stability and privacy of the adjoining properties, solar access, amenity and bulk, height and scale at the boundary and to minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.

The site is relatively level with notional falls to both street frontages. It is not proposed to have any significant earthworks occurring as part of the development apart from site clearing. Subsequently there will be no retaining walls proposed. The land will be graded to boundaries and streets where required.

Provision

Assessment

Section C.8.5

Street Building Setbacks

The objectives of this section are to provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements, and to ensure that new development establishes appropriate and attractive streetscapes which reinforce the function of the street and is sensitive to the landscape and environmental conditions of locality.

The proposed dwelling addresses Carrington Street as the principal street and as such is setback 4.5m to the nearest point of the dwelling with variable setbacks greater than that. This allows the rear of the site to be north facing and for the appropriately located living areas to enjoy a northerly aspect.

Portland Street is considered the secondary street frontage and as such enjoys a reduced setback of 3.67m to the nearest point of the dwelling with the garage further recessed.

Section C.8.6

Side and Rear Setbacks

The objectives of this section are to allow flexibility in the siting of buildings and provision of side and rear setbacks, and to allow adequate setbacks for landscaping, privacy, natural light and ventilation between buildings.

The side setback to the west is 1.8m to keep within a typical building envelope. The rear setback is substantial at over 8m to the nearest point of the deck thus enabling ample usable private space.

Section C.8.7

Site Coverage

The objectives of this section are to promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces, and to maximize opportunities to landscaping of the site which incorporate larger scale plantings consistent with reducing the visual impact of hard building finishes and promoting improved amenity within the site and enhanced streetscapes.

The proposed dwellings with the proposed driveways will have a total site coverage of 38%, this is below council's maximum allowable.

Provision

Assessment

Section C.8.8

Building Height, Bulk and Scale

The objectives of this section are to ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints, to ensure that the amenity of surrounding properties is properly considered and to minimise site disturbance and cut and fill.

The proposed dwelling will be two storey construction as will any new development in the Horseshoe bend area given the obvious flood constraints. Two-storey dwelling have become more prevalent over time and will continue as vacant blocks are developed in an effort to raise the population on Central Maitland and provide new housing options close to the Civic centre.

With a footprint of less than 120 sqm exclusive of the rear deck, the house could not be considered large. Steps to the building lines and first floor 'popouts' create visual interest and break up long runs on continual walling. Simple roof forms with feature gables also ameliorate bulk and scale issues.

All maximum building height are less than the 8.5m allowable in the DCP.

Section C.8.9

External Appearance

The objectives of this section are to encourage the creation of attractive, well designed residential development, to allow flexibility in design and use of materials while encouraging high architectural standards, and to ensure good design, which provides continuity of character between existing building forms, new development and surrounding landscape by using selection and/or combination of characteristic elements and mass.

A dual street frontage has been considered with the dwelling providing faced detailing addressing both streets. Parking is off the secondary street and well recessed from the building line.

The provision of 30 degree pitched rooves and vertically proportioned openings paid homage to Heritage Controls as doe the implementation of verandahs over two levels. Simple feature gable ends further the design integrity.

The building will sit comfortably in the Heritage Conservation Area whilst identifying as new construction.

Provision

Assessment

Section C.8.10 Open Space

The objective of this section are to provide sufficient and accessible open space for the reasonable recreational needs of residents, to ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping and to locate open space to take into account of outlook, natural features of the site and neighbouring buildings or public open space.

Private open space has been provided to the rear or side of the site with access to northern light. Given the site is a corner block 1800mm high timber paling cut-off fencing is proposed. Usable space is further enhanced through the provision of a large deck attached to the rear of the dwelling. This will enjoy northern and easterly aspects and be shaded. A privacy screen will be included to the western side to facilitate privacy to the adjoining properties rear yard space.

Front patios and upper verandahs also offer usable spaces when weather varies.

Section C.8.11 Sites Having a Boundary to a Laneway

This site does have a boundary to laneway known as Owen Street which is an unformed laneway to the west of the site.

N/A

Section C.8.12 Accessibility ad Adaptable Housing

The buildings not designed around accessibility.

Section C.8.13 Landscape Design

The aims of this section are to maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape, planting does not compromise important views into or out of conservation areas and maintain the landscape character of the locality.

A landscape plan (S05) has been included in the DA set of drawings. The landscaping is designed to soften driveways and entry points to the new dwelling.

The inclusion of some larger trees are also proposed to suit the scale of the development. The two new large trees are proposed to replace the tree to be removed to make way for construction. One tree will be placed to address Portland Street to soften the views of the new dwelling.

Provision

Assessment

Section C.8.14 Fencing and Walls

The objective of this section is to ensure that all fences and walls provide privacy, security and noise attenuation without having a detrimental impact upon the streetscape, adjacent buildings, or the use of open space areas within the development.

All existing fences are to be retained provided they are a minimum of 1800mm when directly associated with private space areas. Consideration will be given to any existing fencing and its appropriateness or need to increase its height to address any privacy concerns.

An 1800mm high timber slat cutoff fence will run from the corner of the garage to the rear boundary and be provided with landscaping to soften the fence line.

Section C.8.15 Driveway Access and Car Parking

The objectives of this section are to provide convenient, accessible and safe parking to meet the needs of residents and visitors which do not dominate the streetscape or cause congestion in nearby streets, and to encourage the design of access and parking as part of the overall landscape design.

The development is accessed off Portland Street which is the secondary street frontage. Double garaging is provided with the ability to provide additional visitor parking in front of the garages. The garage doors are further recessive given the overhang of the upper floor which is an ideal outcome. The driveway is proposed to be concrete and use colourisation known as 'Morpeth Mix'

Section C.8.16 Views, and Visual and Acoustic Privacy

The objectives of this section are to encourage the sharing of views whilst not restricting reasonable development potential of a site, to site and design buildings to meet projected user requirements for visual and acoustic privacy and to protect the visual and acoustic privacy of nearby buildings and private open space.

The new dwelling will enjoy suburban views and outlooks from the upper levels including the rear deck. A privacy screen has been included to the western end of the deck to provide privacy to the adjoining building and its open space.

Given the residential use of the dwelling similar to its neighbours it is not proposed that there will be any impacts on acoustic privacy.

Provision

Assessment

Section C.8.17 Energy Conservation

The objectives of this section are to reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX), to provide dwellings with adequate solar access and ventilation, to avoid overshadowing of habitable rooms and private open spaces and to encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.

The new dwelling has been designed to make best use of passive solar design principles in facing living areas to the north-northeast where possible in accompaniment with the POS areas. Windows facing east and west are kept to a minimum or shaded accordingly.

Materials and insulation have been chosen to ensure an energy efficient building.

The dwelling has been provided with a complying Basix certificate.

Section C.8.18 Stormwater Management

The objectives of this section are to provide effective stormwater management system which is sustainable and requires minimal maintenance, to prevent erosion, sedimentation and other pollution and to ensure that control flows are provided to cater for stormwater overflows.

A stormwater plan has been included as sheet S04 of the DA/CC drawing set. The provision of an oversized rainwater tank allows detention within this tank. The proposed tank will collect all roof waters with the tank servicing the house in accordance with BASIX requirements and with all overflows piped to the street drainage system.

Section C.8.19 Security, Site Facilities and Services

The objectives of this section are to provide adequate personal and property security for residents, and to ensure that site facilities are designed to be functional, visually attractive and easy to maintain.

The proposed dwelling provides adequate casual surveillance from the street and from within with habitable windows facing both street frontages.

Functional and visually unattractive facilities such as bin storage and clothes drying areas have been dedicated to a specific services area attached the principal area of POS or behind the building line and are out of view from adjoining properties and the street.

SECTION 4.15C (1) (a) (iiia) – PLANNING AGREEMENTS

There are no planning agreements.

SECTION 4.15C (1) (a) (IV) – REGULATIONS

There are no matters prescribed by the regulations for the proposal.

SECTION 4.15C (1) (b) – LIKELY IMPACTS

The proposed development will have no adverse impact.

SECTION 4.15C (1) (c) – SUITABILITY OF THE SITE FOR DEVELOPMENT

The proposed residential dwelling is entirely suitable for the site due to its location.

SECTION 4.15C (1) (d) – ANY SUBMISSIONS

To be considered by Council should notification be required.

SECTION 4.15C (1) (e) – THE PUBLIC INTEREST

For reasons set out in this statement. It is considered that there will be no public interest in the proposed, given the absence of any demonstrable adverse impacts.

Maitland LEP 2011

5.10 Heritage conservation

(1) Objectives

The proposal is in keeping with the relevant objectives of this clause

(2) Requirement for consent

Development Consent will be required as per the application.

(3) When consent not required

Development Consent will be required as per the application.

(4) Effect of proposed development on heritage significance

The granting of consent will improve the heritage streetscape by developing a long term vacant block and provide valuable housing to the CBD.

(5) Heritage assessment

Heritage assessments are not deemed necessary given the proposed design with the Conservation area.

(6) Heritage conservation management plans

Heritage conservation management plans are not deemed necessary given the simple design.

(7) Archaeological sites

Not applicable

(8) Aboriginal places of heritage significance

Not applicable

(9) Demolition of nominated State heritage items

Not applicable

(10) Conservation incentives

The current development site is a remnant lot post 1955 flooding and the removal of damaged homes. The lot hasn't been developed until this proposal. This remnant parcel of land offers a unique opportunity to create a solution to housing needs in central Maitland and to both enhance the streetscape and boost economically and socially Central Maitland through housing and development.

Conservation Area

The Maitland Citywide Development Control Plan – Part E – Special Precincts – 2 Central Maitland Conservation Area applies to the subject site.

The character statement of Central Maitland is Central Maitland has historic significance of exceptional value recording an early settlement of the Hunter Valley which grew to be the major centre in the region – larger than Newcastle. It also became one of the largest settlements in NSW during the middle of the nineteenth century. Its historic role is reflected in the excellent examples of Commercial, Civic and Ecclesiastical buildings and in the rarer and more modest surviving examples of early housing. The Heritage Conservation Area’s aesthetic significance is derived from the intactness of its streetscapes, its landmark buildings and strong edge definition of river and flood plain. Regent Street contains an exceptional collection of mansions and large residences of the late Victorian and Federation periods. The area is of social significance for its continuing roles as a regional centre for administration, cultural activities and several religious denominations.

In this conservation area it is encouraged to keep historical pattern of development, lot frontages, depths and sizes and setbacks to street, significant vegetation, particularly where it is part of original gardens, the original character and status of streets, side streets of laneways and to retain and enhance the original scale and form of existing buildings.

Also in this conservation area things to avoid are garages and carports becoming a prominent part of the streetscape, intrusion into original fabric of buildings of significance, second storey additions which are visually prominent from the street frontage or other public viewing places and raising of dwellings above flood levels where there would be a significant impact on the streetscape.

We believe the proposal meets the general intent of the control plan and is a reasonable outcome planning wise and an essential outcome for housing supply and the rejuvenation of Central Maitland.

Hunter River Flood Plain.

Maitland Citywide Development Control Plan Part B – Environmental Guidelines – Hunter River Flood Plain applies to the subject site, an assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

B3 HUNTER RIVER FLOODPLAIN

The Maitland Local Environmental Plan (LEP) 2011 defines land which may be subject to flood-related development controls. The purpose of this section of the DCP is to provide guidance on how to:

- achieve the objectives of the LEP;
- facilitate development permissible under the LEP; and
- provide guidance for assessing the LEP criteria for development consent, taking into account Council’s responsibilities for floodplain management and flood-related development standards as specified in other relevant legislation including the Local Government Act 1993 and the Water Management Act 2000.

DEVELOPMENT CONTROLS

Performance criteria	Acceptable solutions
<p>The proposal is supported by adequate information to assess the impact of the proposal on flood behaviour, the environment, flood affectation and risk to life and property associated with the use of land.</p>	<p>An application for development below the FPL must demonstrate:</p> <ul style="list-style-type: none"> – the proposed development will not increase the flood hazard or flood damage or adversely increase flood affectation on other properties, as assessed by a suitably qualified hydraulic engineer; <i>An assessment by a qualified hydraulic engineer has not been provided. The scale and size of the proposed dwelling will not increase the flood hazard or flood damage for other properties in proximity.</i> – the design of the proposed development is such that the risks of structural failure or damage in the event of flooding (including damage to other property) up to the FPL would be minimal, as assessed by a suitably qualified structural engineer;

A certificate from P.K Civil & Structural will be provided with the Construction Certificate documentation.

– the proposed development has been designed to withstand the effects of inundation of floodwaters up to the FPL, with contents or fittings susceptible to flood damage being located above this level; *Noted as above.*

– if levees are proposed to protect a development, the impact of the levees on flood behaviour must be assessed and the habitable floor level of the proposed development behind the levee must still be set at or above the FPL (assuming no levee is in place); *Not Applicable*

– the proposed measures to allow the timely, orderly and safe evacuation of people from the site (these measures should be permanent and maintenance free), and the measures proposed to safeguard goods, material, plant and Performance criteria Acceptable solutions equipment in a flood. These measures should be compatible with the Maitland City Local Flood Plan; *The site is accessed off Portland Street which is part of the road network in Horseshoe Bend. Flood warning times will enable ample evacuation times from the site if required.*

– in rural areas, the proposals for the evacuation of any livestock in a flood; *Not Applicable.*

– the measures to reduce the risks that the development will allow the accumulation and build-up of debris being carried by floodwaters (particularly associated with fences in flood liable areas); *Whilst fencing is proposed it will be of a similar style to fencing throughout the neighbourhood.*

– the design complies with the Table 1: Flood Aware Design Requirements for Residential Development on Flood Prone Land. *The design is compliant with all aspects of Table 1*

	<p>– Details of any proposed filling to be provided¹. Survey plans shall be dimensioned in metres with levels to Australian Height Datum (AHD), prepared and signed by a Registered Surveyor. The type and extent of survey information likely to be required to support a development in a flood liable area is as follows: <i>All suggested information forms part of the DA submission documents</i></p> <ul style="list-style-type: none"> – the location of the site relative to other features such as roads, bridges, etc.; <i>Included</i> – the assessed flood levels at the site (for the 1:100 ARI as a minimum and PMF where critical infrastructure is proposed), the origin of that level and how it was derived; <i>Not Applicable</i> – the position of existing buildings (if any) and proposed buildings and works on the site; <i>N/A</i> – the existing and proposed floor levels of buildings on the site; <i>N/A</i> – the existing ground levels around all existing buildings on the site, or if the site is vacant, ground levels on the site; <i>Included</i> <p>¹ It is also important that if rural lots are subdivided, their fill allowance also be prorated according to the original lot allowance under the DCP. <i>Not applicable</i></p> <p>Performance criteria Acceptable solutions site and on adjacent properties within approximately 30 metres of the boundary of the site; <i>Included</i></p> <ul style="list-style-type: none"> – the locations should be shown of any structure of the Hunter Flood Mitigation Scheme (such as levee banks, spillways, floodgates etc.), which are inside or within 100 metres of the subject property site; and <i>Not applicable</i> – the position and floor and ground levels of buildings on adjacent properties, and the use of the
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	properties within 100 metres of the subject site. <i>Noted</i>
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Development in Floodways

Performance criteria	Acceptable solutions
Significant adverse impacts on flood behaviour and the environment are avoided. Development does not increase flood affectation elsewhere on the floodplain. Minimise the flood risk to life and property associated with the use of land.	No building or structure is to be erected on land identified as floodway on maps Hydraulic Category Maps. <i>Complies</i>
	No fill is permitted on land identified as floodway on maps Hydraulic Category Maps. <i>Complies</i>
	Minor alterations to ground levels associated with surface treatments, below ground structures, or minor landscaping are permitted provided they do not alter the flow distribution or flood behaviour within the floodway. <i>Complies</i>
	New development shall be designed to avoid fences in floodways. <i>Whilst fences form part of this development to allow privacy between dwellings this should not provide a negative impact given the site backfills with water from incursions slightly further upstream as opposed to high velocity flows of water impacting fencing</i>
	Where dividing fences across floodways are unavoidable, they are to be constructed only of open type fencing that does not restrict

	<p>the flow of flood waters. The fencing design should be resistant to blockage or designed to be collapsible under heavy flood loadings.</p> <p><i>Refer to notes above</i></p>
	<p>Flood mitigation works are permitted with consent subject to Council being satisfied that the works meet the objectives of this DCP and the Flood Risk <i>N/A</i> Management Plan.</p>
<p>The integrity of the Hunter Valley Flood Mitigation Scheme is protected.</p>	<p>Development within the vicinity of Hunter Valley Flood Mitigation Scheme structures (including levees, floodgates, spillways and drains) operated by the NSW Office of Environment and Heritage are referred to that agency for concurrence in accordance with the Water Management Act 2000.</p> <p><i>Not Applicable</i></p>

Filling of Flood Storage and Flood Fringe Areas

Performance criteria	Acceptable solutions
<p>Significant adverse impacts on flood behaviour and the environment are avoided.</p> <p>Filling does not increase flood affectation elsewhere on the floodplain.</p> <p>Minimise the flood risk to life and property associated with the use of land.</p> <p>Development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change is permitted.</p>	<p>An application for filling within the flood storage or flood fringe areas must be supported by a fully dynamic computer flood model unless:</p> <ul style="list-style-type: none"> – There is no net importation of fill within the 1:100 ARI flood extent; or – Filling up to 7,000m³ or 20% of the total 1:100 ARI flood storage/flood fringe volume of the lot (whichever fill volume is lower) that; <ul style="list-style-type: none"> – is associated with construction of a dwelling in rural zones, and – where construction of a dwelling is permitted; and

	<ul style="list-style-type: none"> – all of other flood requirements (such as evacuation) is achieved; and/or – Filling up to 3,500m³ or 10% of the total 1:100 ARI flood storage/flood fringe volume of the lot (whichever fill volume is lower) associated with construction of a mound to provide refuge for stock during floods. <p><i>There will be no filling to site, new works will be built on slabs on ground with no cut or fill required.</i></p>
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General building requirements

These provisions apply to all development below the flood planning level.

Performance criteria	Acceptable solutions
Minimise the flood risk to life and property associated with the use of land.	All habitable finished floors shall be no lower than the FPL. <i>All habitable floor levels will be above the FPL. Lower levels to the designs will be below the FPL but will be used as utilitarian areas.</i>
	Parts of buildings and structures at or below the FPL shall be constructed in accordance with Table 1: Flood Aware Design Requirements for Residential Development on Flood Prone Land. <i>Complies. Can be noted on plans.</i>
	The development shall be certified by a qualified Structural Engineer that the building has been designed to withstand the depth of inundation, buoyancy and flow velocity forces (including potential for debris impact) at the development site for a 1:100 ARI event. <i>A certificate from P.K Civil and Structural will be provided with the Construction Certificate documentation</i>
	Flood-free access shall be provided from the development to an appropriate evacuation

	<p>facility (as identified in the Maitland Local Flood Plan), at the 1:20 ARI flood level or higher. <i>The site is accessed off Portland Street which is part of the road network in Horseshoe Bend. Flood warning times will enable ample evacuation times from the site if required. The access to and from the site is above the 1:20 ARI level.</i></p>
	<p>Provision shall be made for the safe evacuation of people from the development in accordance with the Maitland Local Flood Plan <i>The access to and from the site is above the 1:20 ARI level</i></p>
	<p>Sufficient storage space for household effects shall be provided above the FPL. <i>Upper floors are above the FPL and provide both storage and evacuation spaces.</i></p>
	<p>Electrical fixtures such as light fittings and switches shall be sited above the FPL unless they are on a separate circuit (with earth leakage protection) to the rest of the building. <i>Complies. To be specified at CC stage</i></p>
	<p>These above requirements do not apply to the following development:</p> <ul style="list-style-type: none"> – The extension of an existing dwelling house by no more than 50% of its internal floor area, – An addition to an existing dwelling house with an area of no more than 50% of the internal floor area of that dwelling to be used for the purpose of a dual occupancy. – Tourist and visitor accommodation. <p><i>Not applicable</i></p>

CONCLUSION

Site analysis and design has shown the site to be both capable and suitable for the proposed development.

The proposal is considered to be acceptable in terms of scenic quality and landscape impact and has been designed to be compatible with the existing topography. It is submitted that the proposal is consistent with the surrounding development in terms of height and scale.

The proposed meets the provisions set out in the Maitland Citywide Development Control Plan – Part B- Environmental Guidelines – Domestic Stormwater, Part C – Design Guidelines – C.8 Residential Design. Relevant state environmental planning policies and the local environmental plan 2011. It also provides an assessment of the likely environmental impacts in accordance with section 4.15C of the Environmental Planning and Assessment Act 1979.

It is therefore requested that council grant consent to the development application.

	WASTE	MANAGEMENT	PLAN
Type of Material	Reuse and Recycling On-site	Reuse and Recycling Offsite	Disposal
Excavation Material	Fill, gardens, topsoil	Clean fill site	Unsuitable remainder to Waste Management Facility
Green waste	Mulched for gardens, landscaping	Mulched for collection for landfill or reuse	Unsuitable remainder to Waste Management Facility
Bricks	Re-use where possible, crushed for gravel or fill	Concrush	Unsuitable remainder to Waste Management Facility
Concrete	Re-use where possible, crushed for gravel or fill	Concrush	Unsuitable remainder to Waste Management Facility
Timber	Reuse where possible eg formwork, packing	Timber recycler/Builder	Unsuitable remainder to Waste Management Facility
Plasterboard	Nil	Nil	Waste Management Facility
Metals	Reuse where possible	Metal recycler Mathews Metal	Unsuitable remainder to Waste Management Facility
Other - Misc	Reuse or recycle if possible	Reuse or recycle if possible	Unsuitable remainder to Waste Management Facility